

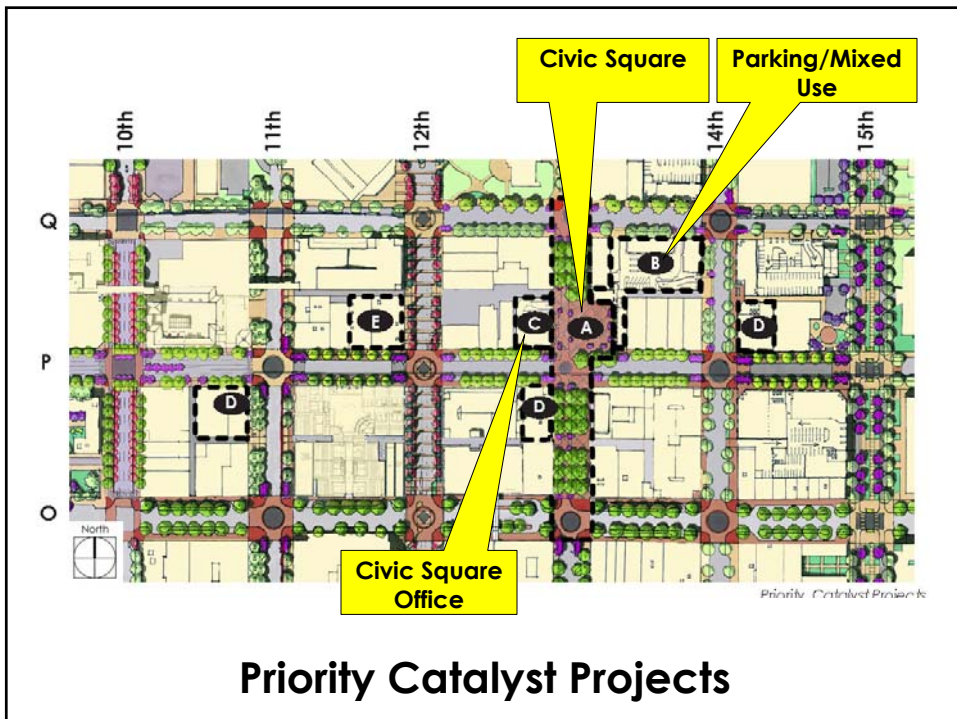
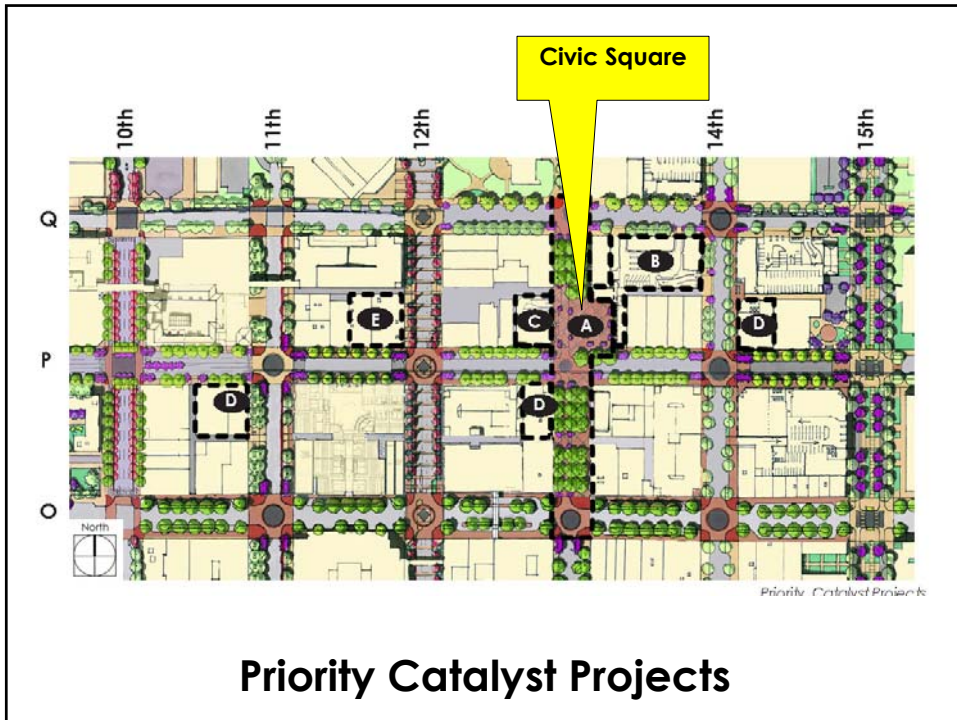
Capacity Diagram

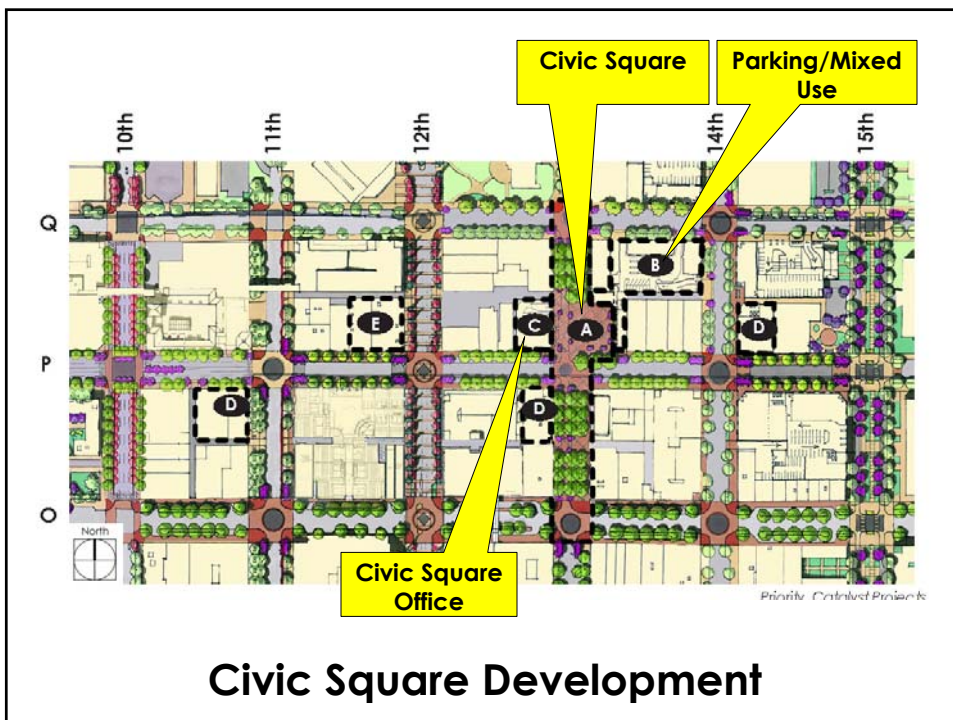
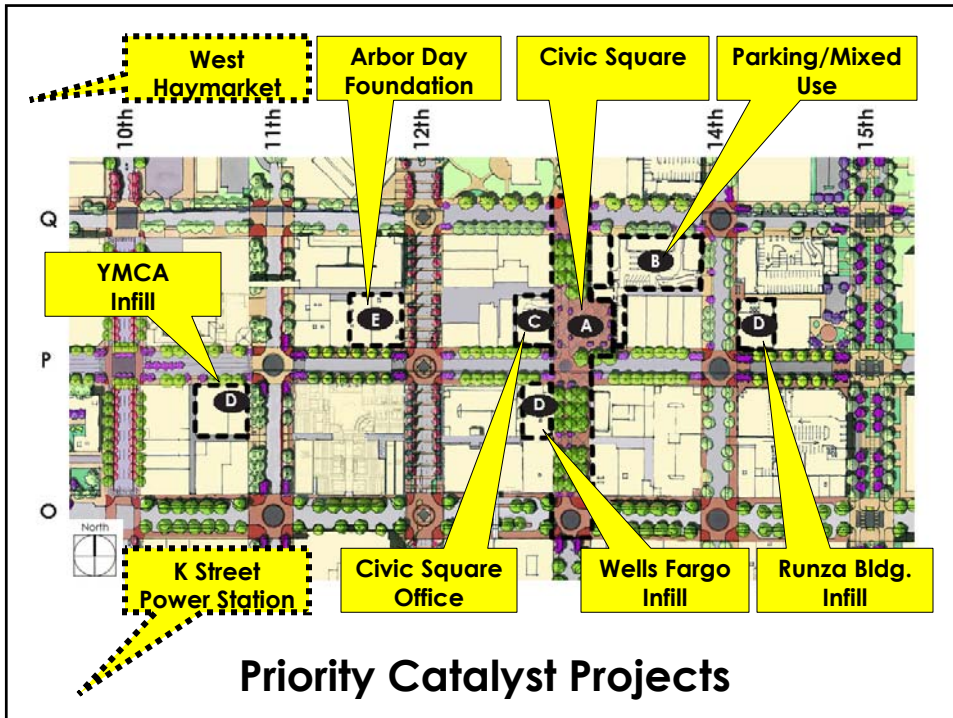
Downtown Potential

	<u>ERA/20 year</u>	<u>Capacity Analysis</u>
▪ Office	2,200,000 SF	4,900,000 SF
▪ Retail	600,000 SF	900,000 SF
▪ Residential	2,000 units	2,800 units
▪ Hotel	1,000 rooms	(Not Determined)

Catalyst Projects

- Stimulate new downtown development and private investment
- Maintain and strengthen existing development
- Draw significant numbers of people to the downtown
- Improve the quality of life for downtown Lincoln residents







Redevelopment of Douglas III and Twin Cinemas



Integrated Into Square

Civic Square Development

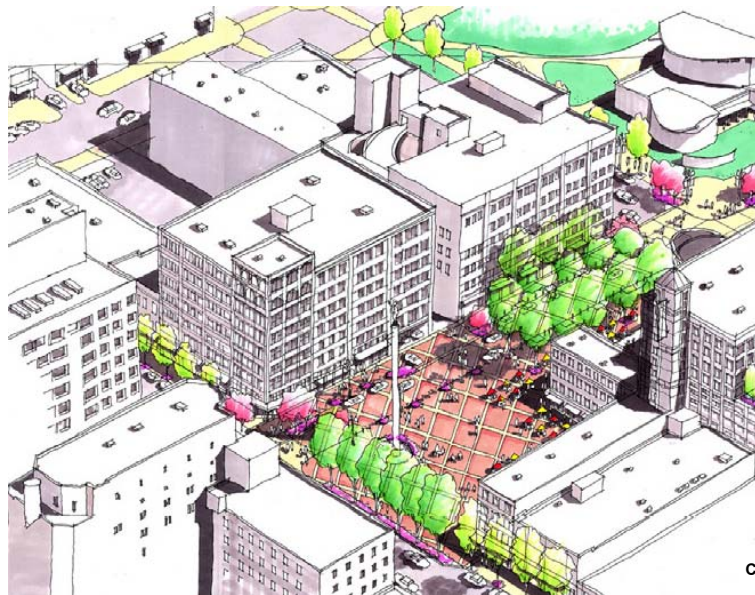
- Establishes early momentum
- Integrates successful retail (Valentino's, Chipotle and Coldstone)
- Redevelops underutilized parcels
- Strategically locates new parking
- Provides new ground floor retail
- Adds new Class A office
- Has potential for new hotel or residential development



Civic Square

Catalyst

A



Catalyst

A

Civic Square



Civic Square - Roadway

